



# GREATER LAKE CREEK

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## NEIGHBORHOOD IMPROVEMENT PLAN 2001-2006



City of Round Rock Planning and Community Development



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Traffic Plan

Sidewalk Plan

Drainage Plan

Streetlight Plan

Code Enforcement Plan

Animal Control Plan

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## Introduction

### Background

The Greater Lake Creek Neighborhood Plan is part of a neighborhood planning program, established by the city of Round Rock in 1994. The major goal of the program is to ensure the quality of neighborhoods in Round Rock by collaborating in the development of solutions to

The neighborhood plan should support the General Plan, as an amendment to that document. Ideally the Greater Lake Creek Neighborhood Plan should reflect not only the goals of the Round Rock General Plan 2000, but also the goals of the Parks and Recreation Department Plan, the Transportation Plan, and any other plans from within the city. The General Plan contains objectives to "strengthen and preserve neighborhood integrity," including:



A typical street view



The Greater Lake Creek boundaries were chosen because of the roadways, the elementary school, and potential for creek preservation.

### Location

The Greater Lake Creek neighborhood includes the Greenslopes, Twin Ridge, Hyridge, and Dove Creek neighborhoods, in addition to the apartment residences on Lawnmont Dr, South Mays St, and Lake Creek Circle, the cluster housing on Cushing Dr and houses on South Mays St. Thirty-three businesses on Gattis School Rd and South Mays St are also included.

### Neighborhood Layout

The Greater Lake Creek neighborhood has several of the characteristics of the "neighborhood unit" planning concept. The neighborhood unit is an area of primarily residential development -- its design dependent on the elementary school, with other community facilities located at its center and arterial streets at the neighborhood perimeter.

### Landmarks

The neighborhood area lies just south of downtown, past the railroad and Lake Creek, and north of Dell. The Clay Madsen Recreation Center is along the neighborhood's eastern edge, and Voigt Elementary School lies in the



This turn-of-the-century farmhouse remains in the middle of the neighborhood, surrounded by large lots on a



This landmark is a working farm, near the elementary school, surrounded by the newer houses of the rest of the

### Housing

Neighborhoods within the Greater Lake Creek neighborhood were built between the years of 1977-1985. Lot sizes range from 5,000 sq. ft. In denser areas to 20,000 sq. ft. In some neighborhoods closer to the creek. Most of the residential housing is single family, although there are some medium-sized apartment

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## Introduction

### Survey

A neighborhood-wide survey formed the basis for the planning discussions, by identifying major issues. The Planning Department sent a survey to all residents, property owners, and businesses in the Greater Lake Creek area. In addition to 1,265 surveys sent out with the March 2001 city water bill, 547 surveys were sent to residents in apartment buildings, and businesses on



Twenty percent of survey respondents rent their homes; eighty percent own them. The average length of residence for owners was nine years; the average residence period for renters was four years. The average business in Greater Lake Creek had been there 23 years.

### Neighborhood

1. Traffic
2. Code Enforcement
3. Police Protection
4. Street Maintenance
5. Sidewalks
6. Parks
7. Streetlights
8. Animal Control
9. Drainage

### Positives

When asked what they liked most about the neighborhood, 36% of respondents mentioned physical issues such as the natural setting, parks, trees, and the recreation center. Also mentioned were: quiet streets, safety, neighborhood character, affordability, and location. Overall, the most commonly mentioned issue

### Negatives

The number one concern mentioned as a problem in the neighborhood area was traffic. Thirty-eight responses were related to concerns about traffic volume; twenty-one were related to traffic speed.

### Neighborhood Concerns

1. Traffic
2. Parks/ Trails
3. Code Enforcement
4. Police Protection
5. Sidewalks
6. Streetlights
7. Drainage
8. Other Community Issues

### Neighborhood Planning Team (NPT)

A kick-off workshop, held at Voigt Elementary School in April 2001, helped to establish a partnership with city staff and the "neighborhood planning team" (open to any residents, property owners or businesses in the neighborhood area). In subsequent NPT meetings, the team was open to discuss a variety of concerns, but



### Neighborhood Planning Team Agreement

We, the Greater Lake Creek Neighborhood Area Planning Team, commit to work together with the spirit of openness and trust, and to further the goals and needs of all stakeholders.

Our Team is founded on the principles of:

Empathy	Inclusion
Mutual Respect and Openness	Fiscally Realistic
Responsiveness	Stamina and Patience
Willingness to Experiment	Honesty & Full Disclosure
Accountability/"walking the walk"	

With the objectives of:

- Completing the draft plan in three months
- Improving Community Relations and Activity
- Well-prioritized needs stated for City Council
- Creative and innovative solutions
- More Participation -- notification system
- Clear lines of communication -- points of contact

The above agreement was drafted and signed by members of the NPT, during the initial workshop. It set boundaries for future interaction, establishing mutual expectations and goals between the neighborhood



## Parks & Trails Plan 2001-2006

One of goals in the Parks section of the General Plan is to revitalize existing parks - in conjunction with the development of a trails system and the construction of sidewalks in the City Sidewalk Plan.

### Neighborhood Parks

In the 2000 Round Rock Comprehensive Park, Recreation and Open Space Master Plan, the neighborhood park is specifically described as a basic element in the City park system that provides recreation facilities within walking distance of most residents. The city recognizes existing and future potential to develop neighborhood parks with school sites, minimizing facility/equipment duplication and saving taxpayer money.

### Community Parks

Community Parks are larger than Neighborhood Parks, and are intended to meet needs of several neighborhoods. They are designed to serve a substantial number of people and should be sited with good pedestrian, bicycle, and automobile access.

### Trails

Greenlawn Park: The neighbors got to name this park at one of the NPT meetings; it will be



GreenslopesPark includesthe Clay Madsen Recreation Center.

The Parks and Recreation Department Master Plan includes the following High Priority Items:

#1: Develop Hike/Bike Trails throughout the city. Provide safe, off-street pedestrian and bicycle linkages to existing and new parks, schools... Place high priority on the preservation and conservation of existing drainage corridors such as Lake Creek...

#4 Provide for Natural Areas along creek corridors and greenways such as Lake Creek... and their tributaries... Preservation of natural areas helps maintain riparian habitats, reduces danger of flooding, and protects the natural environment.



### Park Renovation

Greenslopes Park is a developed park which includes the Clay Madsen Recreation Center, used by the general community. Lake Creek Park is another developed park at the end of Deerfoot Drive (with practice fields, picnic facilities, a pavilion, playscape, and swimming pool). Renovations to these parks

Lake Creek Park: Some residents have requested that access from Deerfoot Drive be limited to cyclists and



### A. Increase pedestrian connections:

- 1) Connect Dove Creek to Greenslopes
- 2) Connect Greenslopes to Turtle Creek and Recreation Center

### B. Accommodate more neighborhood recreational activities:

- 1) Renovate Greenslopes and Lake Creek parks
- 2) Develop Greenlawn Park

### C. Focus on the creek:

- 1) Develop creek-side trail
- 2) Coordinate wildlife visibility with trail

### Park Development

Formerly known as Greenslopes II, Greenlawn Park is an undeveloped park at the north end of Greenlawn Boulevard that has potential to serve the entire neighborhood. The Neighborhood Planning Team (NPT) brain-stormed potential amenities, as well as its new name.

### Neighborhood Trails

The land along the edge of Lake Creek is well-suited for a hike and bike trail, and the Parks & Recreation Department plans to create one there. The



Lake Creek at the future Greenlawn Park

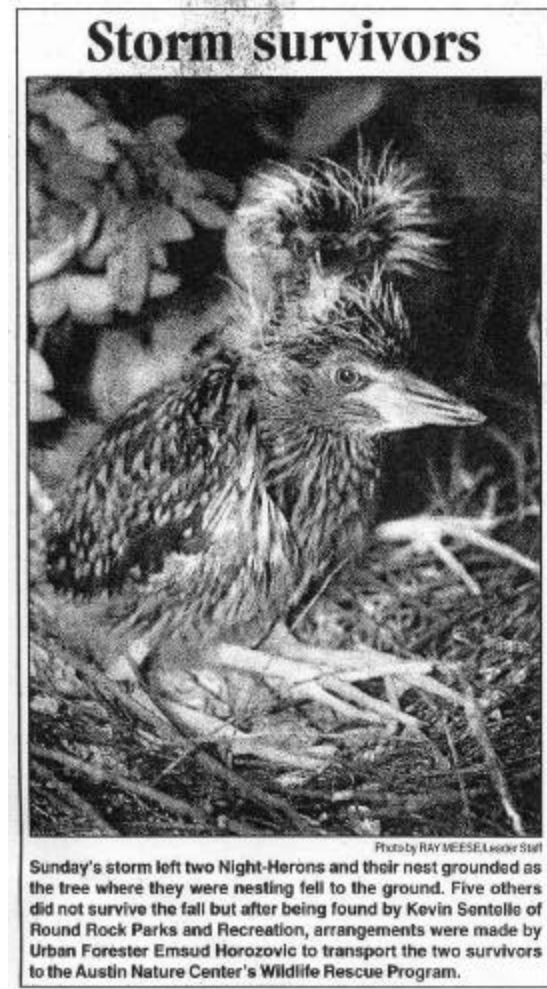
## Parks & Trails Plan 2001-2006

### Wildlife Preservation

The Neighborhood Planning Team would like to emphasize local wildlife in the neighborhood -- possibly in conjunction with a creek side trail. Herons, egrets, frogs and fish are among the wild animals found in the Lake Creek area.



Lake Creek Park



### Children's Park Ideas

During initial discussion of park design, residents from Greater Lake Creek expressed interest in hearing from the children in the neighborhood, about their experiences, concerns, and desires for the future of the neighborhood area. The city met with children at a local summer camp (run by the Clay Madsen Recreation Center) to brainstorm and design their ideal park. When asked "why do we have parks?" Children

This park includes several benches, slides, and pools.



This is a creative design featuring a trail around the

### Neighborhood Planning Team Ideas

Residents especially appreciate the lush grass and trees that line the creek in Lake Creek Park, and the natural beauty of the sloping fields in Greenlawn Park. The NPT agrees that park improvements should be low impact, and complement existing natural features. Ideas for

### Neighborhood Planning Team Park Ideas

- Picnic Tables and Benches
- Horseshoes
- Playscapes
- Pedestrian Bridge
- Sand Volleyball Court

The following pages show conceptual plans for the three neighborhood parks in Greater Lake Creek. It is important to note that a conceptual plan simply represents the ideas of what features will be included; the final plan may be adjusted to accommodate





## GREEN-LAWN PARK

CONCEPTUAL  
DESIGN

AUGUST  
2001



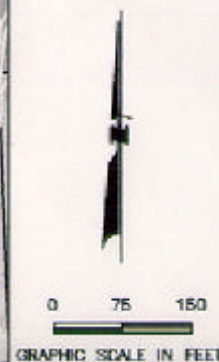




## GREEN-SLOPES PARK

CONCEPTUAL  
DESIGN

AUGUST  
2001



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## Traffic Plan 2001-2006

An adequate street and pedestrian network is essential for the safe and efficient movement of persons and goods throughout the neighborhood. Circulation patterns - by car as well as by foot, bicycle, or wheelchair - are critical to the health of residents and neighborhood livability. This is evidenced by the fact that traffic was the most important issue to address for the majority of neighborhood residents.

Traffic problems in neighborhoods arise with two very different scenarios: When traffic on neighborhood streets is congested and slow; or when speeding occurs. The main cause of congestion on neighborhood streets is the large amount of cut-through traffic, which uses the



Burnet St and Deerfoot Dr

Most neighborhood traffic problems are related to speed, volume, or the type of traffic using the streets. These issues affect the neighborhood more specifically by means of: 1) Inconvenience/delay, 2) Safety threats (to motorists, pedestrians, and children), 3) Visibility (which affects safety and ease of travel), and 4)

Overall goals for transportation include ensuring a **safe, efficient transportation system that provides increased access and mobility for all residents.** To be achieved through the following objectives that relate to neighborhood planning:

1.1 Ensure a local transportation system, which includes roadways, sidewalks, bike lanes, and hike/bike trails, that provides citizens with options to **drive, walk, and bike** to local destinations safely and efficiently.

1.2 Strengthen roadway and parking standards to include design features that enhance safety and circulation and provide **buffering for residential neighborhoods.**

1.5 Encourage a blending of land uses to promote **easy access to work and shopping from residential areas.**

1.6 Require traffic impact analyses for new developments that will generate high volumes of traffic.

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**Goal: Limit non-neighborhood, cut-through traffic**

1. Encourage non-neighborhood traffic to use Arterial B, once completed, as an alternate route.
2. Use signage and/ or engineering solutions on major cut-through route (from Burnet St to Logan St and beyond)



Local streets are designed for low volume, low speed traffic; they provide access to relatively small areas.

**Goal: Improve Pedestrian Safety**

1. School Zone: Use signage, engineering, and/or education to discourage speeding and unsafe traffic interactions between school children and motorized vehicles.
2. *Lake Creek Park*: remove vehicular access over Deerfoot bridge



Collectors provide access and movement within residential, commercial, and industrial areas. Streets should be designed for medium volumes, low speed traffic.

**Goal: Address potential speeding on major streets**

1. Conduct traffic counts on Logan, Greenlawn, and Lawnmont.
2. Pursue involvement in Traffic Calming Program



Arterials are continuous routes intended to serve high volume needs of both the local area and region.

**Goal: Improve vehicular safety**

Increase safety at the following intersections -  
Ridgecrest-Dove Creek; Deerfoot-Burnet; Gattis School-Greenlawn; Logan-Ridgecrest

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## Traffic Plan 2001-2006

Many residents in the neighborhood are concerned with traffic conditions that are perceived to compromise safety. Several intersections have difficult lines of sight for drivers as well as pedestrians. Traffic volume, speed, and



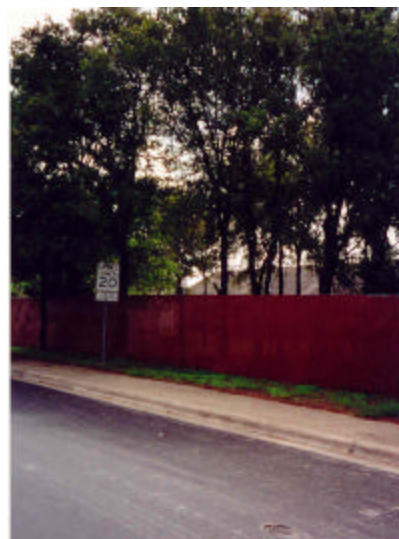
A major school crossing is currently at Ridgecrest &



... but may change to Cushing & Logan.

### Vehicular Safety Improvements:

- 1) Two-way stop at Ridgecrest Dr & Dove Creek Dr
- 2) Improve markings at Deerfoot Dr & Burnet St
- 3) Limit parking on Deerfoot Drive
- 4) Consider traffic signal at Lawnmont Dr & Gattis School Rd
- 5) Improve Gattis School Rd & Greenlawn Blvd intersection (south of Gattis School Rd, change right lane to right turn only; north, more prominent striping to



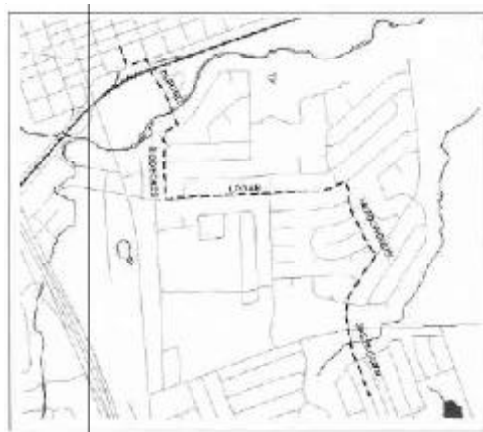
Residents would like flashing lights at more school zone speed limit signs, like this one on School Days Lane (also obscured by trees).

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## Cut-through Traffic

The Dove Creek, Twin Ridge, and Greenslopes neighborhoods provide an easy north-south route from downtown to the I-35/ FM 1325 area. The route is especially congested during peak commute hours,



Three major roadway projects should help decrease traffic volume within the Greater Lake Creek neighborhood. The A.W. Grimes Blvd (or Arterial B) is designed to connect FM 1460 to Louis Henna (Cr170), and will probably have the most impact on the neighborhood's traffic. The South Mays extension will connect South Mays (near Fairlane Drive) to Dell Way,

## Traffic Volume Example:

hour	Deerfoot Dr. southbound	Dove Creek Dr. westbound	Ridgecrest Dr. southeastbound
2:00 PM	74	14	54
3:00 PM	96	11	65
4:00 PM	125	12	98
5:00 PM	219	16	180
6:00 PM	141	24	135
7:00 PM	142	20	105
8:00 PM	97	24	58
9:00 PM	79	13	54
10:00 PM	49	4	52
11:00 PM	27	4	20
12:00 AM	16	2	5
1:00 AM	4	0	11
2:00 AM	3	1	4
3:00 AM	4	0	1
4:00 AM	4	2	3
5:00 AM	16	6	7
6:00 AM	64	19	28
7:00 AM	217	27	76
8:00 AM	111	31	55
9:00 AM	59	17	50
10:00 AM	68	7	36
11:00 AM	63	12	48
12:00 PM	84	10	72
1:00 PM	82	14	56
TOTALS:	1,844	290	1,273

Conducted by the Round Rock Traffic Department, 9/09/98-9/10/98

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## Sidewalk Plan 2001-2006

Sidewalks are valued by residents, providing pedestrian access to the parks, mailboxes, and other homes - in addition to the opportunity for exercise. Sidewalks are important to children, allowing them to reach school, parks, and friends' houses, without relying on parents for transportation.

### Recent Sidewalk Projects

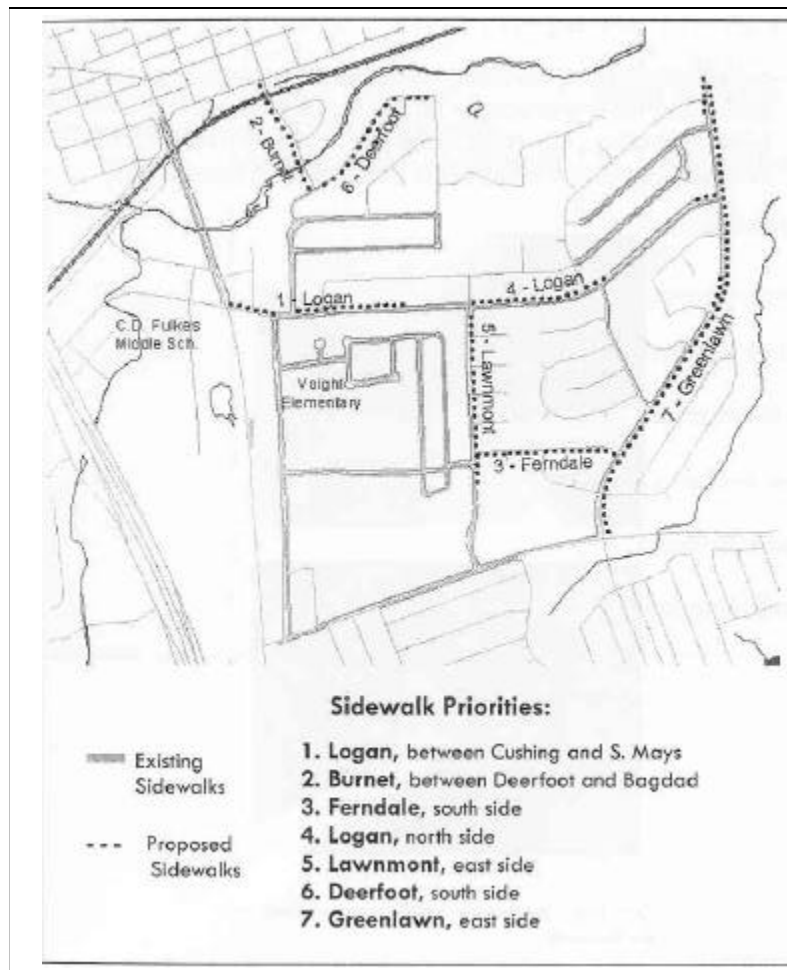
Although the Public Works Department recently worked with the Greenslopes neighborhood to expand their sidewalk network, that network is still incomplete. In the summer of 1999, meetings were held to prioritize sidewalk needs. Because funds were limited, the neighborhood and Public Works Department decided to install sidewalks on one side, or particular segments of some streets. Sidewalks were constructed on the west side of Greenlawn, south side of Logan, and west side of



Recent sidewalk improvement at Lawnmont and School Days Lane

### Sidewalk Priorities:

1. Logan St, between Cushing Dr and Mays St currently has no sidewalks, although it is now a widely-used path for students accessing CD Fulkes Middle School.
2. Burnet St, between Deerfoot Dr and Bagdad Ave- with the completion of a sidewalk route on Burnet, residents will be able to access downtown.
3. Ferndale Dr is a relatively narrow street with no sidewalks, cars parked on the street and in driveways along the right-of-way, which impedes walking through yards. It is a widely-used connection between Lawnmont Dr and Greenlawn Blvd.
4. Logan St is considered important as a major route for school children, and the only complete east-west connection through the neighborhood.
5. Sidewalks on the east side of Lawnmont Dr would allow "kid traffic" from the north and east, as well as from Apple Creek Apts, to better access the crosswalk at School Days Lane.
6. Deerfoot Drive has a steep hill at one end, and Lake Creek Park at the other. Sidewalks would provide better pedestrian access to the park.



Ferndale Drive is a major cut-through for kids and has no sidewalks. Where children might normally walk along residents' front yards, on Ferndale they walk in the street.



Since C.D. Fulkes Middle School buses no longer serve the Greenslopes, Twin Ridge, and Hyridge neighborhoods, children now walk along this section of Logan with no

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## Sidewalk Plan 2001-2006

### Sidewalks & Accessibility

The Neighborhood Planning Team debated the adequacy of sidewalks on Gattis School Road, as the only means of accessing the Recreation Center (unless by car). Discussion of alternative access potential

In addition to installing new sidewalks, it is important that the paths of existing ones not be obstructed by cars or other impediments. Code Enforcement officers can contact residents of houses with obstructions in the



Drainage way used as path to the Clay Madsen Recreation Center



Cars block pedestrian traffic when parked over the sidewalk.



East end of Logan Street and future access to trails in Turtle Creek Village development (see Summary).



Proper drainage is important to a neighborhood to prevent flooding, subsequent accumulations of brush and debris, or stagnant water. Drainage areas identified in the neighborhood include the wide gully to the west of the recreation center, yards and houses on Lake Creek Circle, the drainage channel behind



Storm water drains to drainage channels and eventually to Lake Creek.



The drainage channel between the neighborhood and the Clay Madsen center flows north to Lake Creek.



This channel off of Greenlawn Blvd is functional and easily maintained



This drainage channel behind Meadowcreek Circle is obscured by debris and vegetation

To keep drainage channels functioning properly, adjacent landowners must appreciate the necessity of keeping the easement free from debris. Once debris and vegetation have accumulated in the channel, the city may contact residents to inform them of the problem and request that they report any observed dumping. The city will remove existing debris.

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## Drainage/ Streetlight Plan 2001-2006

Rabbit Run is an old, unpaved road which frequently floods during heavy rains. The Public Works Department is working to improve the low water crossing, to make



Lowwater crossing at Rabbit Run

Streetlights illuminate neighborhood streets for safety, security, and convenience. They are expensive to install and use significant amounts of energy, but are justified most clearly when safety is a concern. The city's Public Works Department oversees the installment of new lights (via its contract with TxU); TxU handles repairs.



Only the pole of this streetlight on Meadowcreek Circle is

TxU's study of streetlights in the neighborhood identified six streetlights not fully functioning, and in need of repair. In addition, the following areas of concern were identified by the neighborhood:

Meadowcreek Circle: Street lights are in standard approved place at intersections and mid-block locations. At the time of investigation, tree limbs did obscure the light.

North end of Hideaway Lane: There is an existing street light at 411 Hideaway Ln, three houses from the end of the street. An additional street light could be installed at the very end of the street, should the Public Works department wish to approve a new installation.

In the 2000 General Plan, the City of Round Rock stated a desire to strengthen policies and programs that preserve neighborhood integrity. In pursuit of this goal, it has pledged to provide strong, consistent enforcement of the Round Rock municipal code.

Code Enforcement Officers uphold laws established by the City of Round Rock and the State of Texas to maintain the health, safety, and sanitation of our community. The department maintains the quality of communities by working with residents, neighborhood associations, and other City of Round Rock departments to:

- Educate residents about municipal codes

Most Code Enforcement issues are dealt with on an as-needed basis. One purpose of the NPT meeting was simply to ensure that neighborhood members are familiar with various types of code violations and know



Cars that park on the sidewalk are a violation of City Code Section 9.1813.

### Greater Lake Creek Code Enforcement Concerns:

- Parking on sidewalks
- Dumping in Drainage ways
- Poor maintenance
- Junked vehicles



Dirt and yard refuse dumped into this drainage channel caused vegetation to grow in it, violating Section 6.100 of the City Code of Ordinances.



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## Animal Control Plan

The proper control of animals significantly affects neighborhood safety and sanitation. The Animal Control section of the City Code deals with issues such as livestock, rabies control, and wild or dangerous animals. The "leash law", or Section 2.303-1 of the Code essentially states that it is illegal for a dog to be at large and free, when not on the premises of its owner, unless the dog is on a leash. Although cats are exempt from the leash requirement, any cat straying on

The Police Department and Animal Control have recommended a limit of four animals per household under normal circumstances (and seven for unusual circumstances), which, at the time of plan creation, was not yet adopted by the city council.

Several survey respondents identified birds as a nuisance because of a large group of grackles that roost in the Gables apartments. Pursuant to the complaints, a letter was sent to residents requesting that those with bird feeders replace their seed with safflower seed (which grackles do not like). The apartment complex is in the process of pursuing this



The trees at the Gables apartments attract an unusual number of grackles.



### The Neighborhood

The Greater Lake Creek neighborhood is defined by its proximity to Lake Creek, downtown, the recreation center, and nearby schools. In general, residents are quite pleased with the neighborhood as it is, and would like to see its valuable features preserved.

### Review of the Process

Acknowledging that each Neighborhood Planning Team member represented scores of neighbors who were not able to participate, the Neighborhood Planning Team strived to represent the whole. The brainstorming process used in the workshop included individual responses, and opportunities to vote on those responses, to prioritize values and issues of concern. NPT members were



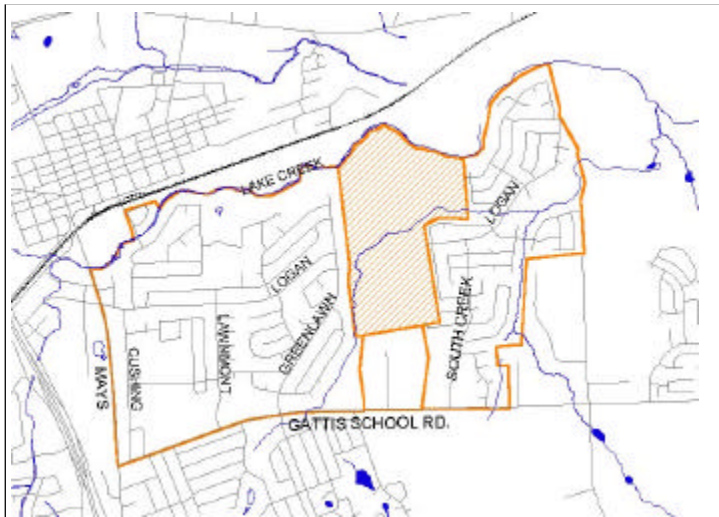
### Purpose of the Plan

The Greater Lake Creek Neighborhood Plan represents the collaboration between the neighborhood and the city departments. Desired improvements are based on planning team goals, that help support valued features of the neighborhood. The neighborhood plan will help the city in its future planning efforts, to appropriately consider the goals of the Greater Lake Creek neighborhood.

## Summary

**Future Development**  
The most significant future development will occur to the east of the neighborhood, with the Turtle Creek Village Planned Unit Development and A.W. Grimes Boulevard (Arterial B). The Milburn Homes development company met with the Greater Lake Creek neighborhood Planning Team to discuss potential compatibility between the two neighborhood. Identified concerns were then incorporated into the Turtle Creek

The most significant future development will occur to the east of the neighborhood, with the Turtle Creek Village Planned Unit Development and A.W. Grimes Boulevard (Arterial B). The Milburn Homes development company met with the Greater Lake Creek neighborhood Planning Team to discuss potential compatibility between the two neighborhood. Identified concerns were then incorporated into the Turtle Creek



Shaded portion of map shows future location for development



Tery Mitchell, of Milburn Homes, presents the Turtle Creek Village plan to the Greater Lake Creek Team.



Mitchell shows elevation drawings of potential housing in Turtle Creek Village

### Future of the Plan

The Greater Lake Creek Neighborhood Plan does not stand alone. It reflects the City of Round Rock General Plan, as well as master plans for each department; and ideally, future large-scale plans will incorporate elements of the neighborhood plan.

The neighborhood plan is a tool for the future; a resource for the neighborhood and the city with a well-defined schedule for improvements and future development. The neighborhood and city departments



### Future of the Neighborhood

The Greater Lake Creek Neighborhood Plan emphasizes the issues of parks and traffic. Special consideration was given to children in the planning process (how they use parks; how they travel to and from school). With the adoption of this plan, the neighborhood area can look forward to maintaining and improving livability, for

